036.0	0001	0011.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	561,800 /	561,800
					USE VALUE:	561,800 /	561,800
					ASSESSED:	561,800 /	561,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATTON HEIDI C
Owner 2:	
Owner 3:	
Street 1:	131 NORTH UNION STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOORE DAVID W/ETAL -
Owner 2:	PATTON HEIDI C -
Street 1:	131 NORTH UNION STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,113 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6113.000	175,600		386,200	561,800
Total Card	0.140	175,600		386,200	561,800
Total Parcel	0.140	175,600		386,200	561,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.13 | /Parcel: 360.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24896

GIS Ref

GIS Ref

Insp Date 12/06/18

!2935!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	175,600	0	6,113.	386,200	561,800	561,800	Year End Roll	12/18/2019
2019	101	FV	162,400	0	6,113.	350,000	512,400	512,400	Year End Roll	1/3/2019
2018	101	FV	162,400	0	6,113.	331,900	494,300	494,300	Year End Roll	12/20/2017
2017	101	FV	162,400	0	6,113.	289,600	452,000	452,000	Year End Roll	1/3/2017
2016	101	FV	162,400	0	6,113.	247,400	409,800	409,800	Year End	1/4/2016
2015	101	FV	161,500	0	6,113.	229,300	390,800	390,800	Year End Roll	12/11/2014
2014	101	FV	161,500	0	6,113.	190,100	351,600	351,600	Year End Roll	12/16/2013
2013	101	FV	161,500	0	6,113.	181,000	342,500	342,500		12/13/2012

PRINT

Date	Time
12/10/20	18:16:10

LAST REV

Date	Time
07/15/19	08:44:33

apro

PAT ACCT. 2935

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOORE DAVID W/E	68944-93		2/28/2017	Convenience	100	No	No		
THEROUX EDWARD	26585-401		8/15/1996		160,000	No	No		Y

USER DEFINED

Prior Id # 1:	24896
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2011	465	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Measured	163	PATRIOT
4/25/2000	Inspected	264	PATRIOT
2/29/2000	Measured	197	PATRIOT
8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6113		Sq. Ft.	Site		0	64.	0.99	3									386,169						386,200	

Total AC/HA: 0.14034 | Total SF/SM: 6113 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,169 | Spl Credit | Total: 386,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	254464
Depreciation:	78884
Depreciated Total:	175580

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

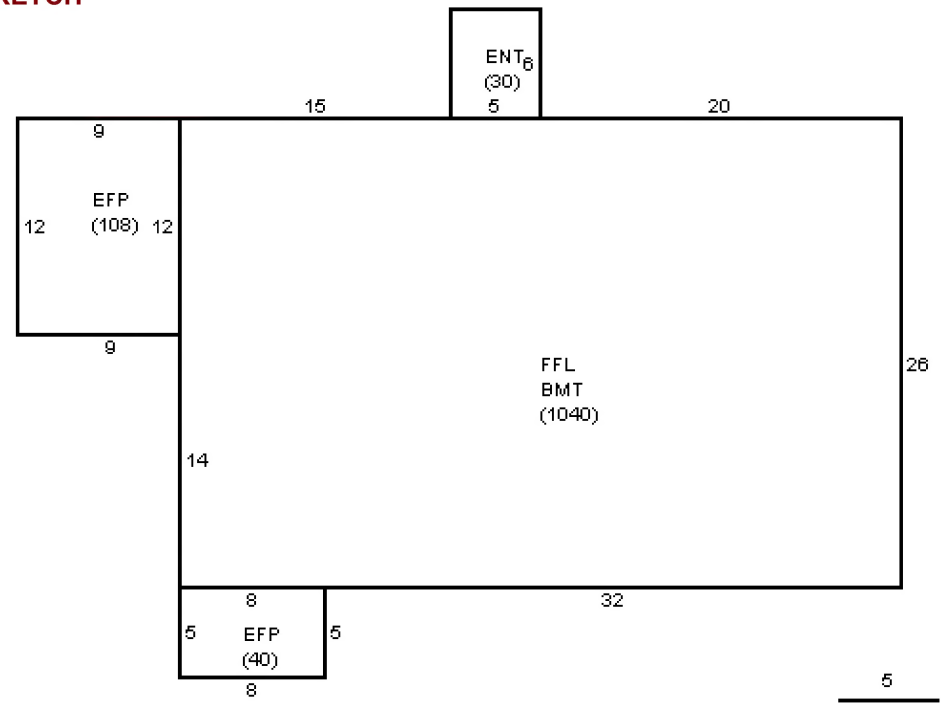
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	126.94
Special Features:	0	Val/Su Net:	77.77
Final Total:	175600	Val/Su SzAd	168.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	50.460	52,478
FFL	First Floor	1,040	126.940	132,020
EFP	Enclos Porch	148	45.150	6,683
ENT	ENTRY	30	26.130	784

Net Sketched Area:	2,258	Total:	191,965
Size Ad	1040	Gross Are	2258	FinArea	1560
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	